

Chapter 16.05

LODGING ESTABLISHMENTS

16.05.010 Compliance with Local and State Laws.

- (a) Any owner of a lodging establishment shall at all times comply with all sanitary laws and regulations of the City, Monroe County and the State of Indiana.
- (b) Any owner of a lodging establishment shall at all times maintain said establishment in accordance with the codes noted in 16.04.020(a).
- (c) Any owner of a lodging establishment shall at all times maintain said establishment in accordance with Chapter 16.05.

16.05.020 Inspections of Lodging Establishments.

- (a) Inspectors of the HAND Department shall have the right to inspect a lodging establishment:
 - (1) Upon the Director receiving a written and signed request of any resident of the City, any governmental agency or employee, or the lodging establishment's occupant, the occupant's legal representative, the owner, or the owner's agent provided the request indicates that there is some violation of this Title at the stated lodging establishment; or
 - (2) The Director has probable cause to believe the lodging establishment is in violation of this Title.
- (b) A Complaint Inspection shall be confined to the defects complained of by the person requesting the Complaint Inspection.
- (c) The owner shall notify the occupant(s) of all scheduled inspections and re-inspections of a lodging establishment.
- (d) The owner shall be responsible for granting access for any inspection required by this Title in compliance with State law. If an occupant or owner refuses entry for an inspection under this Title, the HAND Department shall not inspect the lodging establishment without first obtaining a warrant in accordance with the laws of the State of Indiana.
- (e) The owner or an employee of the owner shall remain with the HAND Department employee conducting the inspection or re-inspection at all times said employee is inside of a lodging establishment.
- (f) Employees of the HAND Department shall not enter into residential rental units or onto their premises where there is a concern for their physical safety or if the tenant is engaging in inappropriate or illegal activities, e.g. where the tenant may be inadequately clothed or using illegal substances.

16.05.030 Compliance with Title.

No person or organization shall operate a lodging establishment, or occupy or let to another for occupancy, any portion of a lodging establishment if said establishment is not maintained in accordance with this Title.